



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

August 4, 2014

Redmond City Council Chambers
15670 NE 85th Street, Redmond
7 p.m.

Hearing Examiner

Sharon Rice, Offices of Sharon Rice,
Hearing Examiner, PLLC

Staff

Thara Johnson, Associate Planner
Kurt Seemann, Senior Engineer, Planning
Cheryl Xanthos, Deputy City Clerk

Convened: 7 p.m.

Adjourned: 8:22 p.m.

I. CALL TO ORDER

Hearing Examiner Sharon Rice convened the hearing at 7 p.m.

II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a decision on the Beuca Preliminary Plat application within 10 business days of the closing of the record.

Ms. Rice administered the swearing in of all those in attendance testifying on these matters, reminded the attendees that the proceedings were being recorded, and asked them to identify themselves for the record. The following staff and applicant representatives introduced themselves for the record:

Thara Johnson, Associate Planner, City of Redmond
Kurt Seemann, Senior Engineer, Planning, City of Redmond
Barbara Rodgers, Quadrant Homes, Applicant Representative
Lafe Hermansen, Core Design, Applicant Representative
Jim Olsen, Core Design, Applicant Representative
Sherri Morato, Core Design, Applicant Representative

III. PUBLIC HEARING

A. BEUCA – Preliminary Plat (PPL)

PPL LAND-2014-00816

Request: Preliminary Plat for the subdivision of 3.59 acres into 14 single-family lots with 15 units (one duplex)

Location: 16628 NE 122nd Street, Redmond, WA

Ms. Rice assigned the Technical Committee Report as Exhibit 1, identifying the following submitted attachments:

Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Completeness Letter
6. Notice of Application and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. SEPA Exemption, & Environmental Checklist
9. Greenhouse Gas Emissions Worksheet
10. Notice of Public Hearing and Certificates of Posting
11. Preliminary Plat Plan set
12. Title Documents
13. Critical Areas Memo
14. Arborist Report
15. Landmark Tree Removal Exception Request Letter
16. Landmark Tree Removal Exception Approval Letter
17. Geotechnical Report
18. Preliminary Storm Drainage Report
19. Traffic Impact Analysis
20. Application of Transportation Concurrency
21. Comprehensive Planning and Transportation Master Plan Policies
22. Deviation Requests
23. Project Summary Table
24. North Redmond Supplemental Connections Map (N-NR-5)
25. Computation Sheet
26. Project Contact Form
27. TMP Policy on Neighborhood Connectivity

STAFF PRESENTATION:

Ms. Thara Johnson, Associate Planner, submitted the following exhibit to the record; Ms. Rice assigned it accordingly:

- PowerPoint Presentation, 08/04/14 Hearing – Exhibit 2

Ms. Johnson, reported on the Beuca Preliminary Plat application:

- Vicinity Map;
 - Located in the North Redmond Neighborhood on NE 122nd Street;

- Adjacent to Shadow Creek and Wexford Glen;
- Property Description:
 - Property zoned R-4;
 - Critical Areas – no on-site critical areas;
- Proposal:
 - Subdivide a 3.59-acre site into 14 single-family lots, one of the lots includes a duplex, for a total of 15 units on site;
 - Utilize a green infrastructure incentive program, EPA Water Sense, to achieve an average lot size of 6,633 square feet;
 - Shared access with Shadow Creek development;
 - Neighborhood Meeting held on December 12, 2012;
 - Federspiel affordable unit to be constructed as part of Beuca;
- Site Plan:
 - Two open space tracts;
 - Street connections;
- Tree Preservation Plan:
 - 38 percent tree retention;
 - 124 replacement trees;
- Procedural summary:
 - Completeness: 05/06/2014 – letter of completeness issued and vested date;
 - Notice of Application:
 - 05/29/2014, comment period begins;
 - 06/19/14, comment period ends;
 - SEPA (exempt):
 - Exempt 197-11-800(1)(d)
 - Notice of Public Hearing – issued 07/14/2014;
- Neighborhood Comments:
 - Neighborhood meeting – 12/12/2012; comments and concerns received related to tree retention;
- Preliminary Plat Decision Criteria;
 - conformance with the goals, policies, and plans in the Redmond Comprehensive Plan – meets the goals and policies of the Comprehensive Plan, citywide policies, and neighborhood-specific policies for North Redmond;
 - site requirements for the Residential Zone – base density allows 14 units, and proposed density is 15 dwelling units;
 - submittal requirements – meets the submittal requirements on file and deemed complete on 05/06/2014;
 - providing housing types that effectively serve the affordable housing needs of the community – project exceeds the criteria of 10 percent, by providing 2 affordable housing units;
 - street and sidewalks; the proposed street system conforms to the City of Redmond’s Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic – 5-foot sidewalks to be provided along the new local streets; and sidewalk improvements along NE 122nd Street;
 - the proposed preliminary subdivision will be adequately served with City-approved water and sewer, and other utilities appropriate to the nature of the short subdivision –

adequate public facilities: streets, fire protection, utilities and pedestrian access; and new stormwater detention facility proposed;

- the proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision – informal recreational opportunities available throughout the site; minimum open space required is 20 percent; the proposal provides 24 percent open space with preservation of trees within a native growth protective easement; and the recreational amenities include picnic tables, park benches, and play equipment with other open space tracts;
 - the proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short division – the proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot;
 - the proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school, appropriate to the nature of the short subdivision – the sidewalk improvements which provide a safe walking route from the development for students who walk to and from school;
 - the layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots – development has been clustered to preserve trees; and
 - identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected – proposal makes provision for considerations of hazards and limitations.
- North Redmond Neighborhood Regulations, RZC 21.08.180 (complies with all applicable regulations); Not applicable – access to Wedge Subarea and multiplex housing;
 - Neighborhood Concerns: street connection from Beuca to Wexford subdivision;
 - Conditions of Approval – staff recommends approval subject to conditions of approval contained in the Technical Committee Report

Ms. Johnson provided the following information, in response to Hearing Examiner inquires:

- impact fees will be assessed;
- there is a continuous sidewalk to the local school;
- Green Infrastructure code: RZC 21.67;
- applicant chose the Water Sense program in order to reduce the lot size, which includes using low-flush toilets, native vegetation, and drip irrigation;
- typographical error in Technical Committee Report on page 10;
- notice of this project was not sent to the School District because the project is exempt from SEPA; and
- no wetlands or steep slopes onsite.

APPLICANT TESTIMONY:

Mr. Lafe Hermansen, Applicant's Representative from Core Design, had nothing further to add, but noted he can respond to questions from the Hearing Examiner and the public.

Mr. Hermansen provided the following information, in response to Hearing Examiner inquires:

- Tract A is the area over the storm detention vault and will be used as an active common recreation space for the residents;
- Tract B is the tree retention area and will be fenced off to keep residents out and to prevent the adjacent lots from artificially enlarging their property; and
- Stormwater vault will be maintained by the City of Redmond.

PUBLIC TESTIMONY:

Ms. Rice called for any of those present wishing to provide public testimony on this matter.

Ms. Mona Renner spoke of concerns regarding: the connecting street from Beuca to Wexford, fire department regulations, and a walking path.

Mr. Sanjai Bijawat asked that Ms. Johnson provide the regulations behind the requirement of the street going through before he comments.

Ms. Rice asked Ms. Johnson to provide those comments.

Ms. Johnson stated that road connection is not required as fire access regulation and provided the City's reasons for requiring the street connection:

- the City's vision emphasizes community connections;
- Comprehensive Plan policies;
- Transportation Master Plan policies;
- North Redmond Supplemental Connections Map; and
- it is a condition of Wexford PRD approval.

Ms. Johnson provided a photograph that shows a sign stating the road will go through in the future.

Mr. Bijawat spoke of concerns regarding: safe connectivity such as a walkway that is not a vehicular path and a playground in the space.

Ms. Marie Franco spoke of concerns regarding: impact of the pass-through street; increased traffic with the opening up of 172nd; and fencing the trees.

Mr. Harish Krishnamurthy spoke of concerns regarding: fifteen kids between the ages of one and ten in the Wexford neighborhood who play at the end of the street.

Mr. Hanif Khan spoke of concerns regarding: construction traffic and child safety.

Mr. Lenny Dayberry spoke of concerns regarding: achieving community and connectivity through pedestrian pathways; homebuilding techniques; and effects of construction and debris on the existing homes.

There being no one else present wishing to testify, the public comment period closed.

The City provided responsive information regarding the North Redmond Developments; traffic; the City Vision, Comprehensive Plan policies, the neighborhood plan for Wexford; the process the project must go through; multi-modal plans; contact information for the staff person who will take care of any issues during construction; open space; and the project location shown on Exhibit 1 Attachment 24.

Ms. Rice stated the City will submit the Wexford planned residential development ordinance and it will be labeled as Exhibit 3.

Mr. Hermansen provided responsive information regarding fencing; construction technique; on-site superintendent; and construction traffic.

CONCLUSION:

Ms. Rice reviewed the exhibits; stated that she has everyone's testimony; that it constitutes the complete record; and a written decision will be issued within 10 business days. She also advised that residents with concerns should continue to reach out to City staff.

IV. ADJOURNMENT

The public hearing closed at 8:22 p.m., and the meeting adjourned.